



Subject:	Proposed changes to the fees for Property Certificates
Date:	16 March 2021
Reporting Officer:	Ed Baker ext 2302
Contact Officer:	Helen Richmond ext 2263

Is this report restricted?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	The purpose of the report is to advise the Committee about an increase to the fee charged for a Regional Property Certificate.
2.0	Recommendations
2.1	Committee is asked to: <ul style="list-style-type: none">Note the revised fee structure for Regional Property Certificates.
3.0	Main report
3.1	<u>Background</u> Fermanagh and Omagh District Council co-ordinate and manage the Regional Property Certificate Service on behalf of the 11 Councils and other statutory partners. This includes collection of fees which are subsequently distributed on a net basis to each Council, based on the number of certificates issued for each respective area, normally on a bi-annual basis.
3.2	The last fee change was in July 2019 when VAT was introduced following a HMRC ruling that this represented a chargeable service. It was confirmed at that time that this was not a statutory fee and Councils had the powers to amend at their discretion.
3.3	<u>Key Issues</u> It is proposed that the fee is increased from £60 to £70, inclusive of VAT, which is in line with the Local Council Property Certificate fee as this will avoid any confusion amongst the shared customer base. Other aspects of charges, including the charge for other sites and maximum fee, will not be affected. The proposed change to the fee structure is set out in Appendix A.:

3.4	SOLACE has been consulted and has approved this change and it will also be advised to the Law Society as the representative organisation for solicitors in NI, with an effective date of 1 April 2021.
3.5	<u>Financial & Resource Implications</u> As per the report.
3.6	<u>Equality or Good Relations Implications</u> None associated with this report.
4.0	Appendices – Documents Attached Appendix A – Proposed Fee Breakdown for RPC

Proposed Fee Structure for Regional Property Certificate**Standard Fee**

Current Fee	£50.00
Suggested Increase	£8.33
Total Fee (Excluding Vat)	£58.33
Vat @ 20%	£11.67

Proposed Fee **£70.00**

Fee for additional sites (Vat incl) £7.00

Maximum application fee £70 + £7 for each additional site = £280 (30 sites)